

**Refers to Item #3
Public Hearing of October 30, 2025**

YELLOW MEMORANDUM

October 22, 2025

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability
Casey Peters, Acting Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 270 East 13th Avenue – Amendments to Recommendation A

RTS #: 18141

This matter was referred to Public Hearing on September 16, 2025. Since then, Council approved amendments to the Zoning and Development By-law to add new low-rise (R3), mid-rise (R4) and high-rise (R5) residential district schedules and rezone certain parcels in the Broadway Plan area from RM-3, RM-4, FM-1, R1-1, RT-2, RT-5, RT-6, RT-7, and RT-8 to new R3-2, R3-3, R4-1, R5-2, R5-3, and R5-4 districts. ([RTS 17679](#)) These amendments rezoned the subject property from RM-4 (Residential) District to R3-3 (Residential) District.

As a result of the changes noted above, this memorandum brings forward the following amendment:

THAT Recommendation A be amended as follows (with bold to replace strikethroughs):

- A. THAT the application by JTA Development Consultants, on behalf of Alexander Manor Holdings Ltd., the registered owner of the lands located at 270 East 13th Avenue [Lots 7 to 9 Block 111 District Lot 301 Plan 187; PID 015-607-658, 015-607-682, 012-076-198 respectively], to rezone the lands from ~~RM-4 (Residential) District~~ **R3-3 (Residential) District** to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from ~~0.75~~ **3.0** to 6.8 and the maximum building height from ~~40.7 m (35 ft.)~~ **27.5 m (90 ft.)** to 62.8 m (206 ft.) with additional height for the portion with rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 167 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received February 1, 2024, and supplemental plans received April 16, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

This memo will form part of the October 30, 2025 Public Hearing agenda package and be available for public viewing.

Regards,

A handwritten signature in black ink, appearing to read 'Josh White', with a stylized, cursive script.

Josh White
General Manager, Planning, Urban Design and Sustainability
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